



Utah Governor's Office of Economic Development

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Point of the Mountain State Land Authority Board
Wednesday, December 19th, 2018
Rampton Board Room – Utah State Capitol
2:00 pm to 3:00 pm

MINUTES

Approved – January 23rd, 2019

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| <p>Lt. Governor Spencer Cox called the meeting to order at 2:16 pm in the Rampton Board Room.</p> | 1. Welcome/Call to Order/Establish Quorum |
| <p>Board members present were: Jim Russell, Val Hale, Jerry Stevenson, Troy Walker, Dawn Ramsey, April Cooper, Lincoln Fillmore, Dave Buhler, Lt. Governor Spencer Cox</p> | |
| <p>Chris Pieper, Attorney General's Office; Reid Demman, Salt Lake County Surveyor; David Dobbins, Draper City Manager, were also in attendance.</p> | 2. Oath of Office |
| <p>There were not any outstanding POM Board members that needed to be inducted.</p> | |
| <p>The Lt. Governor announced that Representative Lowry Snow asked to be excused from today's meeting.</p> | 3. Approval of Minutes, July 31 st , 2018 |
| <p>The Board approved the Minutes of July 31st, 2018.
Motion: Hale Second: Buhler
Final Vote: Unanimous</p> | |
| <p>Mr. Russell presented the proposal from Ensign Engineering to conduct a ALTA/NSPS Survey and corresponding aerial photography/topography on the Utah State Prison property in the sum of \$37,370.</p> | 4. Payment Approval for ALTA/NSPS Survey on Utah State Prison Property |
| <p>Reid Demman, Salt Lake County Surveyor, indicated he has located between 15 – 20 "public land surveying monuments" that, in his professional opinion, will require coordination from Ensign Engineering to protect and preserve.</p> | |
| <p>Mr. Russell agreed to facilitate a connection between DFCM and the Salt Lake County Surveyor's office.</p> | |
| <p>Mayor Walker inquired why Ensign Engineering had been procured for the service instead of Salt Lake County.</p> | |
| <p>Reid Demman replied his office would be supportive of the efforts and would explore what opportunities for coordination may be available on this specific piece of the project. Reid Demman explained that, should the Salt Lake County Surveyor survey and provide aerial photography for the proposed project site, it would require additional approval from the Salt Lake County Council.</p> | |
| <p>Senator Fillmore raised the question if this service should be open to other firms to provide a bid on the proposed project (to potentially meet compliance with State Purchasing policy).</p> | |

Chris Pieper indicated the Point of the Mountain State Land Authority Board is an independent public corporation which is expressly exempt from the State procurement code. The board can decide the process for procuring services of this nature autonomously.

Mr. Buhler inquired about the process for how Ensign Engineering was selected.

Mr. Russell replied that Ensign Engineering is a preferred vendor and has an active state contract and performs frequent work for the State. This proposed project/survey is deemed low-risk by DFCM; and Mr. Russell stated he felt this was a fair price.

A member of the public stated it would be prudent to acquire an ALTA survey, considering its quality.

Ms. Cooper expressed it may be beneficial to compare pricing considering the usage of state funds.

Mr. Russell is open to obtaining other quotes and presenting them at a subsequent meeting, though he reiterated the current quote from Ensign Engineering is statutorily compliant.

Senator Stevenson stated he felt comfortable moving forward with the current quote to expedite the process.

Mayor Ramsey shared she also did not have any concerns with the Ensign Engineering price.

The Board approved the payment to Ensign Engineering for \$37,370.

Motion: Mr. Buhler

Second: Mayor Walker

Final Vote: Unanimous.

The Lt. Governor suggested Agenda Item 6 be moved up to provide sufficient time for discussion.

Mr. Hale presented the draft version of the Executive Director job description, as well as the prospective salary to be awarded. He mentioned an ideal candidate may hail from a developer, city planning, and/or real estate background.

Mr. Hale continued and read through the draft document's scope of work, objectives, and project mission paragraphs.

Functionally, the Executive Director would report to the board and centralize efforts on behalf of the board.

Mr. Hale opened the room for comment.

Senator Fillmore asked a clarifying question whether the Executive Director would be a contractor or a state employee/internal staff. It was ultimately decided this would require more information from DHRM before making a final decision; however, the board is permitted to hire external contractors.

Mayor Ramsey inquired about the length of the Executive Director's term.

Lt. Governor Cox and Val Hale indicated it would be fluid, but likely between 5 – 10 years.

Mayor Walker asked about candidate recruitment methods.

Mr. Hale replied that a Utah resident would be preferred; however, other markets may be pursued if necessary

4. Payment Approval for ALTA/NSPS Survey on Utah State Prison Property
(continued)

6. Collective Review of Executive Director Job Description & Hiring Process

Mr. Hale continued and noted the job would be posted publicly on the State's website, <https://agency.governmentjobs.com/utah/default.cfm> as well.

6. Collective Review of Executive Director Job Description & Hiring Process (continued)

Mr. Hale stated the funding for the salary of the Executive Director would be one-time funding. Senator Stevenson agreed this would need to be reviewed by the legislature each year.

Senator Fillmore asked if there should be a cap for the Executive Director salary, and that some requirement be instituted to limit the post to a single person (instead of a firm). The Lt. Governor and Mr. Hale stated they would be open to reviewing the preliminary proposals; however, it is expected to be restricted to a single individual with potential opportunity to expand the number of personnel in years to come.

Mr. Russell asked if DFCM could hire the Executive Director as an internal state employee on behalf of the Board.

A consensus was reached all options would be explored after obtaining additional information from DHRM (regarding the consultant/contractor vs. state employee question).

The Board moved to approve the RFP for an Executive Director and delineate a process for the initial vetting of the candidates.

Motion: Mayor Walker
Final Vote: Unanimous

Second: Mr. Russell

Ms. Cooper, Mayor Ramsey, Mr. Hale, Lt. Governor Cox, and Representative Snow will initially vet the applicants/candidates.

Mr. David Dobbins, Draper City Manager, made a request for the Board to actively and jointly work with the city throughout the development/planning process. He suggested the Board contract with the city as opposed to bringing in external personnel and services (e.g. police, fire, transportation public works, etc.).

5. Municipal Resources Planning (Draper City)

Senator Stevenson implied this may be premature; however, once an Executive Director is selected and hired, the relationship between the Board (via the Executive Director) and Draper City will be extremely close.

Mr. Walker indicated Draper City would be willing to fill resource/service gaps going forward.

Mr. Hale departed. A quorum was still in effect.

Mr. Dobbins stated he would follow up with a proposal about consolidating and coordinating efforts and would be willing to present it at the next board meeting. He emphasized that Draper City acknowledges their role in the process, and would like to contribute and maximize their value as a municipality and provide technical services for the Board.

Mayor Walker and Ms. Cooper expressed that more regular Board meetings should transpire.

5. Municipal Resources Planning (Draper City)
(continued)

The Lt. Governor stated he is comfortable with the meeting occurring monthly.

Ms. Cooper suggested it may be beneficial to involve Silicon Slopes in future meetings. The Board reached a consensus that the next meeting would be on January 23rd, 2019 at 3 pm.

The Lt. Governor thanked the Board for being there and for their service. This is one of the largest projects our state will ever see, and it is important for the planning to occur as this project will benefit future generations.

There being no further business, the meeting was adjourned at 3:12 pm.

Motion: Mayor Walker

Second: Mayor Ramsey

Final Vote: Unanimous

7. Adjourn